

**ORDINANCE NO. 2009-02**  
**(THUNDER MOUNTAIN RANCH 2, PHASE 2)**

**AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF RS-35 (SINGLE FAMILY RESIDENTIAL) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT); ESTABLISHING CONDITIONS OF SUCH REZONING; DIRECTING THE AMENDMENT OF THE ZONING MAP UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING THAT ALL ORDINANCES OR PARTS OF ORDINANCES OR ANY PART OF THE LAND DEVELOPMENT CODE IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE SHALL BE REPEALED UPON THE EFFECTIVE DATE OF THIS ORDINANCE.**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1.      Adoption by Reference

That certain document entitled “*Conditions of Approval, Thunder Mountain Ranch 2 Phase 2 – ZC 2008-6 & SUB 2008-5*”, that was made a public record pursuant to ARS 9-802, as *Exhibit A* to Resolution No. 2009-08 of the City of Sedona, Arizona, is referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2.      Description and Rezoning

The subject property is Yavapai County Assessor’s Parcels 408-48-130 and 408-48-131, containing approximately 3.68 acres, and located at the northeast corner of Dry Creek Road and Thunder Mountain Road, in Sedona, Arizona. The property will be developed into six (6) single-family residential lots. The subject property is hereby converted from RS-35 (Single Family Residential) to PRD (Planned Residential Development) to allow for the development in application ZC2008-6/SUB 2008-5 upon completion of all conditions as set forth *Exhibit A* to Resolution 2009- 08.

Section 3.      Zoning Map

The zoning maps of the City of Sedona shall be amended to reflect this zoning change, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.

Section 4.      Repeal

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND ADOPTED by the Mayor and City Council of the City of Sedona,  
Arizona, this 24<sup>th</sup> day of February, 2009.

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Rob Adams, Mayor

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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City Attorney